



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY DECEMBER 21, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m. NO COMMENTS	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. KKC</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00363) BUSATH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Byron and Elizabeth Busath, for the approval of a Variance to allow a 196 square foot addition onto an existing residence to be constructed 20 feet from the east property line where a 30 foot setback is normally required. The subject property, Assessor's Parcel Number 051-050-080-000, comprises approximately .998 acres, is currently zoned RS-AG-B-43-AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet (or a 1.0 acre min), Combining Airport Overflight) and is located at 3730 Bell Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030(E) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>9:10 a.m. BS</p> <p>CONTINUED TO JANUARY 18, 2018 9:00 A.M.</p>	<p>CONDITIONAL USE PERMIT MODIFICATION (PLN17-00336) SHAHI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 DURAN</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Parminder and Hurshbir Shahi, for the approval of a Conditional Use Permit Modification for the reduction of the rear setback to 5-feet, where 20-feet would be normally required, for the construction of a 495 square foot pool and a 1,069 square foot pool house. The subject property, Assessor's Parcel Number 029-190-012-000, comprises approximately .56 acres, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 3642 Westchester Drive, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Accessory Structures).The Planning Services Division contact, Bennett Smithhart can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>9:20 a.m. PD</p> <p>CONTINUED TO AN OPEN DATE</p>	<p>MINOR USE PERMIT/VARIANCE (PLN17-00331) DERIFIELD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Shad and Marcy Derifield, for the approval of a Minor Use Permit to establish a caretaker's residence on a property zoned Timberland Production (TPZ). The project includes a</p>

	<p>request for approval of a Variance to the maximum floor area of the caretaker's residence to allow for construction of a residential unit with 3,130 square feet of living area, a 1,039 square-foot attached garage and a 1,487 square-foot deck, where normally 1,200 square feet is the maximum living area permissible. The subject property, Assessor's Parcel Number 062-251-008-000, comprises approximately 66.45 acres, is currently zoned TPZ (Timberland Production) and is located at 38899 Kearsarge Mill Road, in the Alta area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with CEQA Guidelines Section 15303(a) (Class 3 – New construction of small structures). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>9:30 a.m. MJ APPROVED</p>	<p>VARIANCE (PLN17-00334) MURRAY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Johnny Murray, for the approval of a Variance to allow for the construction of an approximately 2,520 square foot accessory structure to be located twelve feet from the north side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 020-040-009-000, comprises approximately 4.86 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site designation of 10 acres) and is located at 4070 Karchner Road, approximately one mile north of Riosa Road on the west side of Yellow Brick Road in the Sheridan area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p>9:40 a.m. MJ APPROVED</p>	<p>VARIANCE (PLN17-00366) HUNT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Robert and Denise Hunt, for the approval of a Variance to allow for an existing 576 square foot garage to remain at 18 feet from the north side property line (where 30 feet is normally required) in order to bring it into compliance with the County Zoning Code. The subject property, Assessor's Parcel Number 037-220-004-000, comprises approximately 1.3 acres, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre min) and is located at 3960 Lay Playa Court, approximately one quarter mile from Auburn Folsom Road, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance</p>

	(Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Melanie Jackson can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov .
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:50 a.m. MJ APPROVED	MINOR LAND DIVISION (PMLD 20070376) HARBOUR CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, John and Janice Harbour, for the re-approval of a Minor Land Division to subdivide an approximately 9.9 acre parcel into two parcels consisting of 4.7 acres and 5.2 acres. The subject property, Assessor's Parcel Number 076-140-024-000, is currently zoned F-AO 4.6 AC. MIN. (Farm, combining Airport Overflight, 4.6 acre minimum) and is located at 3180 Sunshine Meadow Lane, approximately 0.3 miles from the intersection of Sunshine Meadow Lane and Gayle Lane, in the Auburn area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov .
10:00 a.m. MJ APPROVED	MINOR LAND DIVISION (PMLD 20040181) PRUSS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Randy Pruss, for the re-approval of a Minor Land Division to subdivide a 5.1 acre parcel into three parcels consisting of 1.2 acres, 1.2 acres and 2.7 acres. The subject property, Assessor's Parcel Number 101-132-004-000, comprises approximately 5.1 acres, is currently zoned F-B-43 PD1 (Farm, combining minimum Building Site designation of 43,560 square feet combining Planned Residential Development designation of 1 dwelling unit per acre) and is located at 489 Plutes Way, approximately 0.5 miles southeast of the intersection of Plutes Way and South Canyon Way, in the Colfax area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov .
10:10 a.m. PD APPROVED	MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20070352) EVERHART CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Parcel Review Committee

	<p>will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Michael & Kimberly Everhart, for the approval of a Minor Land Division Extension of Time to subdivide an existing 24.46 acre parcel into four resultant parcels. The subject property, Assessor's Parcel Number 100-070-002-000, comprises approximately 24 acres, is currently zoned F-B-43 PD = 1 (Farm, combining minimum Building Site of 43,560 square feet or 1 acre min, Planned Development of 1 dwelling unit per acre) and is located at 850 Kingston Way, in the Colfax area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with CEQA Guidelines Section 15315 (Class 15 – Minor Land Divisions). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>10:15 a.m. PD APPROVED</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 76068) GIANNONI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, John M. Giannoni Jr., for approval of a Minor Land Division Extension of Time to subdivide an existing 73.1 acre parcel into four resultant parcels. The subject property, Assessor's Parcel Number 071-280-050-000, comprises approximately 73 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located on Live Oak Road, in the Colfax area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with CEQA Guidelines Section 15315 (Class 15 – Minor Land Divisions). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>10:20 a.m. BS APPROVED</p>	<p>ADDITIONAL BUILDING SITE (PLN17-00362) CROWLEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Timothy Crowley, for the approval of an Additional Building Site, conforming to the parcel creation standards required by Chapter 16 and Chapter 17 of the Placer County Code, in order to construct a second single-family residence on the project site. The subject property, Assessor's Parcel Number 036-130-008-000, comprises approximately 27.5 acres, is currently zoned RA-B-X-4.6 PD0.44 (Residential Agriculture, combining minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 9691 Sterling Pointe Ct., in the Loomis area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Parcel Review Chairman will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>

10:25 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00378) MAGORIAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 075-030-038-000 to reconfigure the subject parcel. The property is zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located in the Auburn area.
10:26 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00256) PINGREE/BOND CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment on Assessor's Parcel Number 042-202-051-000 to reconfigure the subject property. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located in the Newcastle area.
10:27 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00312) ROGALSKI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 078-240-021-000 to reconfigure the subject property. The property is zoned RF-B-X-4.6 PD0.44 (Residential, Forest combining minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and is located in the Foresthill area.
10:28 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00353) NILSSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 062-102-001-000 to reconfigure the subject property. The property is zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet) and is located in the Norden area.
10:29 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00354) TRAIN VILLAGE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 054-143-001-000 to reconfigure the subject property. The property is zoned HS-Dc (Highway Service ,combining Design Scenic Corridor) and is located in the Auburn area.
10:30 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00305) JAUJ/JAVAHERI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 077-041-090-000 to reconfigure the subject property. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located in the Auburn area.
10:31 a.m. APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00352) FORD CATEGORICAL EXEMPTION

	<p>SUPERVISORIAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 071-170-029-000 to reconfigure the subject property. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located in the Colfax area.</p>
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